

Wales Property News Update

DEVELOPMENT & MARKET NEWS

Llanelli - Henry Davidson Developments have been selected to undertake a major town centre redevelopment scheme at Upper Park Street.
BBC News August 2006

Lampeter - A campaign against a new superstore development is underway against proposals to develop on the town's rugby ground.
BBC News August 2006

Bridgend - work has started on phase II of Bocam Park by Macob Developments to provide an additional 112,000 sq.ft of space following completion of the first phase of 64,500 sq.ft.
Western Mail July 2006

Carmarthen - The proposals for a £50m redevelopment of the town centre have received planning consent. Simons Developments are undertaking the scheme.
BBC News May 2006

Cardiff - is on the shortlist of locations for a new regional, super-casino on the site of the new sports village, which could create up to 1,500 jobs.
BBC News July 2006

Abersoch - A 31 bedroom five star hotel and health spa is to be built at Abersoch on the site of the existing White House Hotel
BBC News June 2006

Welsh Water - have placed a portfolio of surplus assets on the open market. The portfolio comprises 22 sites with active development angles.
www.stuarthogg.com

Cardiff - The Coal Exchange is to undergo a £20m redevelopment comprising mixed use, residential, office, leisure and retail by Macob Developments.
Property News South Wales May 2006

MARKET TRENDS

Interest Rates - increased to 4.75% in August 2006. Interest rates have been at 4.5% since August 2005.

Manufacturing - the Office for National Statistics said manufacturing output increased by 0.6% in the second quarter of 2006.

DEALS

Abercynon - K & W Developments have purchased 1.8 acres of land adjacent to the A470 south of Abercynon for development.
www.stuarthogg.com



Pontypool - Ashtenne Industrial Fund have agreed a purchase and leaseback of the 15 acre, 200,000 sq.ft Trico facility at Pontypool.
www.stuarthogg.com

Bridgend - A 3.9 acre site at Waterton Industrial Estate, suitable for industrial and commercial development has been sold to Headlam Group plc for development of a new 40,000 sq.ft warehouse facility.
www.stuarthogg.com

Cardiff - J R Smart has sold 106,000 sq.ft of space at Capital Business Park to Sun Life Unit Assurance in an £8m deal.
Western Mail July 2006

Cwmbran - Hydrex has taken a new lease on 5,000 sq.ft plus 0.75 acres at Avondale Business Park.
www.stuarthogg.com

Treforest - Treforest Industrial Estate has been acquired by Slough Estates International in a £63m deal.
Western Mail April 2006

OCCUPIER NEWS

Cwmbran - Arvin Meritor has acquired a 50,000 sq.ft facility at Pontypool for manufacture of brake systems and an option over adjacent land for potential further expansion.
IC Wales June 2006

Dairygold - at Felinfach near Lampeter, Dairygold has put its facility on the open market with a price-tag of £2.45m following the collapse of a sale to an occupier.

Jigsaw - financial services company, Jigsaw, has taken a lease of 11,000 sq.ft at Bridgend's Ravens Court office development
Western Mail April 2006

Sony - has sold its Pencoed plant to MGPA as part of a £83m deal involving other plants across Europe and will lease back half of the 800,000 sq.ft plant at Pencoed.
BBC News April 2006